



**Lambert
Smith
Hampton**

0191 232 6291

For Sale

Retail/Office Premises

Prominent Retail Location

112 Fowler Street, South Shields, NE33 1PZ



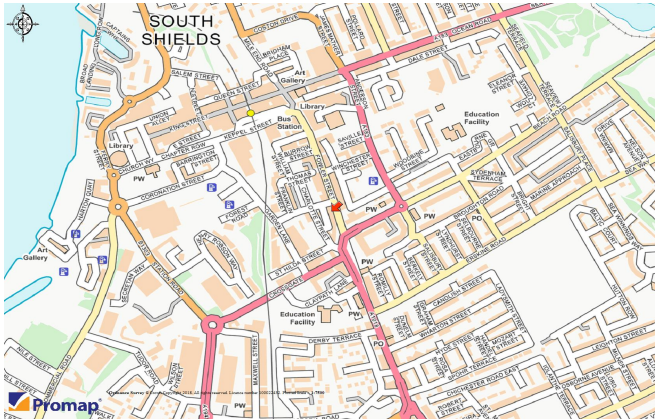
- 173.3 Sq M (1,865.4 Sq Ft)
- Prominent High Street location
- Offers in excess of £80,000
- A2 Use Classification

Lambert Smith Hampton

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

112 Fowler Street, South Shields, NE33 1PZ

Location



The subject property is located within South Shields, 8 miles north of Sunderland and 12 miles east of Gateshead. South Shields is the main retail location for the South Tyneside area, with a population of circa 153,00 people.

Fowler Street forms part of an established retail pitch within South Shields Town Centre linking Westoe Road and King Street. The property is located within the southern block of Fowler Street close to the Town Hall and Civic Offices.

Description

The property is arranged over four floors having been built to a full site depth at ground floor and has been occupied as offices under Use Classification A2 for a number of years, but would suit alternative uses subject to the necessary planning consents.

Accommodation

The property comprises the following approximate Net Internal floor areas:

Floor Area	Sq M	Sq Ft
Basement Stores	22.6	234.3
Ground Floor	60.9	655.5
First Floor	47.5	511.3
Second Floor	42.3	455.3
Total	173.3	1,865.4

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property is entered into the 2017 Rating List as follows:-

Shop & Premises

Rateable Value: £10,500

Terms

Offers in excess of £80,000 are sought for our client's freehold interest.

Planning

The property was most recently occupied by Bridgford's letting agents and has been used for offices under A2 Use Classification.

A variety of alternative uses may be suitable for the property subject to planning.

Interested parties are advised to make their own enquiries with the Local Planning Authority.

Services

We understand that all mains services are available to the property.

Energy Performance Certificate (EPC)

To be commissioned.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

David Robinson
Lambert Smith Hampton
0191 338 8306
drobinson@lsh.co.uk

Tom Williamson
Lambert Smith Hampton
0191 338 8312
twilliamson@lsh.co.uk

3rd April 2018

**Lambert
Smith
Hampton**

0191 232 6291

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